

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

July 17, 2015 – Board Office, Richmond, KY

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

#### Present:

Harold Brantley, Chair  
Kathy Mayfield, Board Member  
Thomas Oliver, Board Member  
Jeff Fultz, Board Member  
Dann Cann, Board Member

#### Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Nicole Biddle, Attorney General Office

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Thomas Oliver, second by Dann Cann and the Board unanimously approved the June 19, 2015 minutes. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

## EDUCATION

Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously approved the following education courses for Fiscal Year 2015-2016. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

- (1) McKissock
  1. Strange but True: Appraising Complex Residential Properties – 7 hours CE Classroom
  2. Managing Appraiser Liability – 6 hours CE online
- (2) American Society of Farm Managers and Rural Appraisers (ASFMRA)
  1. See Attached - Renewals
- (3) Allterra Group, LLC
  1. A Practical Guide to Appraisal Review – 7 hours CE Online
  2. Appraisal of Single Family Residential New Construction – 7 hours CE online
  3. Basic Charts and Graphs – 5 hours CE online
- (4) Appraisal Institute
  1. Appraising Convenience Stores – 7 hours CE online
- (5) Marshall & Swift (now part of Corelogic)
  1. Commercial Cost Approach Certification – 5 hours CE online
  2. Commercial Cost Approach Certification – 15 hours CE classroom
- (6) Dynasty School
  1. FHA and VA Today – 7 hours CE online
- (7) Wilson Education Group
  1. See Attached – Renewals

Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously approved the following education course for Fiscal Year 2015-2016. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

- (8) Individual Credit Request
  1. Appraisal Institute
    1. Forest Valuation for Non-Foresters – 7 hours CE classroom

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Kathy Mayfield, second by Jeff Fultz and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

1) Appraisers

1. Kristen Callaway – Certified General (IN) Upgrade
2. Claud Clark – Certified General (AL)
3. Trent R. Edwards – Associate
4. Joseph Estes – Associate
5. John A. Griffin – Certified General (MO)
6. Bethany Hedrick – Associate
7. Catrina M. Martin – Associate
8. Raymond K. Pirkle – Certified General (GA)
9. Todd B. Thurman – Certified General (TN)

- B. Approval – AMC – Motion by Thomas Oliver, second by Dann Cann and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

2) Appraisal Management Company

1. Fidelity Residential Solutions – #152 (Board discussion)
2. Collateral Evaluation Services – #153

C. Applications with prior conviction – Board Discussion

1. Applicant #1 – Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously voted to approve the application for Associate license. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.
2. Applicant #2 – Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously voted to approve the application for Associate license. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 26 appraiser cases and 1 AMC case have been filed.
- B. Case No. 14-37– Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to set the case for an informal mediation and if not successful to set

the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes

- C. Case No. 14-40– Motion by Thomas Oliver, second by Dann Cann and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- D. Case No. 14-41– Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- E. Case No. 15-02– Motion by Dann Cann, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- F. Case Nos. 14-08 AMC, 14-09 AMC, 14-11 AMC – Motion by Thomas Oliver, second by Dann Cann and the Board agreed to table the cases until the August 2015 Board meeting. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- G. Case No. 14-12 AMC – Motion by Dann Cann, second by Thomas Oliver and the Board accepted the \$2,000 fine as final approval for the case without the agreed order being signed and agreed all terms have been met. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- H. Case No. 14-43 – Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
  - (a) King will be suspended for 15 days with time served from December 17, 2015 to December 31, 2015.
  - (b) King shall complete a 15 hour Residential Market Analysis and Highest and Best Use course with successful completion of examination and a 7 hour Sales Comparison Approach Course. Said 22 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2015.
  - (c) King agrees that the Board shall not renew his certification for the 2016 renewal cycle July 1, 2016 until he has completed the requirements of the terms set out in paragraphs (a & b) of this order.

- I. Case No. 14-33 - Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously approved the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- (a) Clagg will be suspended for 30 days with time served from July 1, 2015 to July 30, 2015.
  - (b) Clagg shall complete a 15 hour National USPAP course with successful completion of examination. Clagg and her current supervisor shall complete a 7 hour Supervisor Associate Training Course. Said 22 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2015.
  - (c) Clagg agrees that the Board shall not renew her certification for the 2016 renewal cycle July 1, 2016 until she has completed the requirements of the terms set out in paragraphs (a) of this order.
- J. Case No. 14-42 - Motion by Thomas Oliver, second by Dann Cann and the Board unanimously approved the agreed order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- (a) Miller shall complete a 7 hour Sales Comparison Approach Course. Said 7 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 31, 2015.
  - (b) Miller agrees that the Board shall not renew his certification for the 2016 renewal cycle July 1, 2016 until he has completed the requirements of the terms set out in paragraph a of this order.
- K. Case No. 15-10 - Motion by Thomas Oliver, second by Dann Cann and the Board unanimously approved the Hearing Officers recommendation for the final order. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Recused.
- A. That Brandon Combs is in Default, pursuant to KRS 13A.080(6).
  - B. That Brandon Combs has VIOLATED KRS 324A.050(1)(a) and (k).
  - C. That Brandon Combs' application to renew his Kentucky Residential Certificate, No. 2407, is DENIED and his Certificate is REVOKED.
  - D. That Brandon Combs is ASSESSED a penalty of two thousand dollars (\$2,000) for having violated KRS 324A.050(1)(a).
  - E. That Brandon Combs is ASSESSED a penalty of two thousand dollars (\$2,000) for having violated KRS 324A.050 (1)(k).
  - F. That Brandon Combs shall reimburse the Board for actual costs of the investigation and all proceedings, not to exceed ten thousand dollars (\$10,000).
  - G. That the aggregate penalty of four thousand (\$4,000) is DUE AND PAYABLE thirty (30) days from the date this Order is entered by the Board.
  - H. That the Board staff shall prepare an invoice of the actual costs of its investigation and present same in the form of an invoice to Mr. Combs at his last known address.

L. Cases on Appeal or scheduled for hearing – Attorney will work through the legal process on all below listed cases.

- (1) Lynn Prichard Case 12-10, 12-11, 12-12, 12-25, 12-26 – Pending in Circuit Court
- (2) Matt Miniard - 10-18 – Pending in Court of Appeals
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07  
Pending in Court of Appeals. Filed a statement and the board filed a supplemental response.

M. Cases to be set for hearing

- (1) Case 12-04 – Thomas Biederman – Exceptions filed by July 17, 2015 and final order should be issued by August Board meeting.
- (2) Richard Sceifers – Answer filed now waiting on court to sign the brief.

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. New Regulation to be filed for Appraisal renewal – Motion by Dann Cann, second by Thomas Oliver and the Board approved the new regulation for Appraiser License Renewal. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- B. The Board was advised the regulation hearing for the regulation change to 201 KAR 30:070 will be held in August. No comments were received.
- C. Budget Ending June 30, 2015
- D. AMC's Discussion (dba)
- E. Totals
  1. Appraisers - 1479
  2. Non Renewal – 124
  3. Inactive – 91
  4. AMC - 120
- F. Ed Beck – Completion of education course for Agreed Order – Motion by Thomas Oliver, second by Dann Cann and the Board denied the request to complete two 7 hours CE courses in place of the 15 hour with exam but granted an extension to complete the 15 hour Sale Comparison with exam by December 31, 2015. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes
- G. August Board Meeting – August 21, 2015
- H. September Board Meeting – September 25, 2015
- I. Board Retreat – September 24 & 25, 2015.
- J. The Board will be celebrating their 25<sup>th</sup> Anniversary with a small reception immediately following the Board meeting.

Motion by Tom Oliver, second by Dann Cann, and the Board unanimously agreed to adjourn the meeting. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz – Yes.



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Chair



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Staff Assistant



## AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

950 S. Cherry Street, Suite 508, Denver, CO 80246-2664

Contact Person: Deanna Ilk (303) 692-1222

Web Site: [www.asfmra.org](http://www.asfmra.org)

### COURSE APPROVED FOR BOTH **PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles - A-101	30 hours
Basic Appraisal Procedures - Revised	30 hours
Cost Approach for General Appraisers	30 hours
Eminent Domain	22 hours
Foundations of Appraisal Review	40 hours
General Market Analysis and Highest & Best Use	30 hours
Income Approach for General Appraisers, Part 1	30 hours
Integrated Approaches to Value	30 hours
National USPAP Course 2014-15	15 hours
Sales Comparison Approach for General Appraisers	30 hours

### COURSE APPROVED FOR BOTH **ONLINE PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Online Cost Approach for General Appraisers	30 hours
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### COURSES APPROVED **CONTINUING EDUCATION CREDIT**

Advanced Appraisal Exam Preparation Course	20 hours
Advanced Rural Case Studies	36 hours
Introduction to Statistical Analysis for Appraisers	8 hours
National USPAP Update	7 hours
Requirements of UASFLA - The Yellow Book	22 hours
Rural Sales Analysis and Confirmation	8 hours
Understanding and Using Comparable Transactions	7 hours
Valuation of Conservation Easements and Other Partial Interests in Real Estate	22 hours



## WILSON EDUCATIONAL GROUP

P.O. Box 613, 533 Legion Drive, Harrodsburg, KY 40330

Contact Person: C.W. Wilson (859) 734-3174

Web Site: [www.wilsonedgroup.com](http://www.wilsonedgroup.com)

### COURSE APPROVED FOR BOTH PRE-LICENSING AND CONTINUING EDUCATION CREDIT

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles - WEG 400	30 hours
Basic Appraisal Procedures - WEG 401	30 hours
Capitalization Applications - WEG 443B	15 hours
Expert Witness Testimony - Electives - WEG 450	15 hours
Introduction to Income Property Appraising - WEG 443A	15 hours
National USPAP - WEG 370	15 hours
Residential Market Analysis and Highest and Best Use - WEG 430	15 hours
Residential Report Writing - WEG 434	15 hours
Residential Sales Comparison Approach - WEG 432	15 hours
Residential Site Value and Cost Approach	15 hours
Site Improvement Inspection & Doc- WEG 437	15 hours
Statistics, Modeling & Finance - WEG 435	15 hours

### COURSES APPROVED CONTINUING EDUCATION CREDIT

Expert Witness Testimony - Day 1 - WEG 450A	7 hours
Expert Witness Testimony - Day 2 - WEG 450B	7 hours
How to Measure Anything!-An Introduction to Measurement Standards for All Types of Buildings	3.5 hours
National USPAP Update	7 hours
Fannie Mae Guides 2015 and Collateral Underwriting	3.5 hours
The Reviewers Art	7 hours